



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30 Citadel Crest Link NW
Calgary, Alberta

MLS # A2326206



\$645,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,914 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this warm and inviting family home in the desirable community of Citadel. Ideally situated on a quiet circle, just steps from a playground and the pathway to the local school, this home offers comfort, convenience, and room to grow. The updated kitchen features a large island, gas stove, making it perfect for everyday living and entertaining. The main floor also includes a dining room and convenient powder room with laundry. Upstairs you'll find a bright bonus room, a spacious primary suite with a 4-piece ensuite, two additional bedrooms, and a full bathroom. The finished basement offers a large recreation room, fourth bedroom, and plenty of storage. Outside, enjoy the beautiful three-tier deck, ideal for relaxing or hosting guests. This is a fantastic family home you won't want to miss. Book your showing today!